



**Old Pear Tree Farm Back Street
Driffield, YO25 3YJ
Asking price £575,000**


WILLOWGREEN
ESTATE AGENTS

Charming Detached Period Farmhouse with Development Potential.

Nestled in the heart of a picturesque village, this stunning detached period farmhouse offers a rare opportunity to acquire a characterful home with generous accommodation, beautiful gardens, and outbuildings with development potential (subject to planning).

Boasting a wealth of original features, spacious living areas, and a delightful rural setting, this property is ideal for those seeking a blend of charm, space, and future possibilities.

The property briefly comprises entrance into lounge and dining room, sitting room, breakfast kitchen, utility room with office over, lobby, cloaks/ wc, sun room, galleried landing, master suite with dressing/ sitting room and en-suite, three further bedrooms and family bathroom. Generous garden and parking. Outbuildings/ stables.

The picturesque village of Wold Newton lies within the beautiful countryside of the Yorkshire Wolds and is set around an attractive green. The village has a thriving community and benefits from a public house, community centre, small equine centre, pretty Norman Church, and a primary school. Wold Newton is located roughly 2 and a half miles east of the B1249, is only 5 miles from the coast and is within easy reach of Driffeld (12 miles), Scarborough (13 miles) and Malton (20 miles), where senior schooling and many other facilities are available.
EPC rating - F



ENTRANCE

With timber stained glass door into lounge/ diner. Stairs leading off.

LOUNGE/DINING ROOM 33'0" x 15'1" (10.06 x 4.61)

With feature brick fireplace, wood burning stove in situ, window to front elevation, TV point, beams to ceiling and radiator.

DINING ROOM

With window to front elevation, inglenook brick fireplace with wood burning stove and radiator.

SITTING ROOM 22'11" x 10'7" (7.00 x 3.24)

With feature brick fireplace, wood burning stove in situ, French doors to sun room, radiator, brick archway opening into breakfast kitchen with sliding doors hidden within the brickwork.

KITCHEN/BREAKFAST ROOM

22'10" x 17'4" (6.96 x 5.30)

A quality recently re-fitted breakfast kitchen with mainly base units, two eye level electric ovens, 5 ring gas hob, work surface over, upstand, stainlesss steel 1 1/2 bowl sink, space for 'American' fridge freezer and dishwasher, wall mounted gas central heating boiler, laminate flooring, brick built recess housing 'Rayburn' (currently not used and switched off, but connected to the oil if required) brick feature archway to breakfast area. Two windows to rear elevation.

STUDY/UTILITY AREA 14'0" x 3'11" (4.29 x 1.20)

With tiled flooring, space and plumbing for washing machine and tumble dryer, sturdy timber ladder steps to office area. Door to rear elevation.

LOBBY

With laminate flooring, window and radiator.

CLOAKS/ WC

With white suite, comprising pedestal wash hand basin, low level wc, radiator, two windows to rear elevation and laminate flooring.

DAY ROOM 10'10" x 9'0" (3.31 x 2.76)

Upvc and brick built sun room with wall lighting, radiator and laminate flooring. Door into garden.

GALLERIED LANDING

A beautiful bright and spacious galleried landing with office/ reading area and superb views over the village pond and green area. Storage cupboard, exposed king truss and doors to.

BEDROOM 1 22'10" x 17'1" (6.98 x 5.21)

With T V point, radiator, shelving, exposed beam, storage cupboard and opening into dressing area/ sitting area.

DRESSING AREA/ SITING AREA

With range of wardrobes, two windows to rear elevation, radiator and door to en-suite.

EN-SUITE

A recently re-fitted period style en-suite comprising pedestal wash hand basin, low level wc, 'P' shaped panelled bath with rainfall shower over, glass shower screen, ceiling spotlighting and part tiled walls. Window to side elevation.

BEDROOM 2 15'2" x 12'0" (4.64 x 3.67)

With window to front elevation, radiator and storage cupboard.

BEDROOM 3 15'0" x 10'2" (4.58 x 3.11)

With window to rear elevation, radiator, TV point and storage cupboards.

BEDROOM 4 12'6" x 10'7" (3.82 x 3.24)

With window to front elevation and radiator.

FAMILY BATHROOM

With 'Velux' window, pedestal wash hand basin, low level wc, two heated towel ladders, 'P' shaped panelled bath with shower over and glass shower screen, fully tiled throughout.

OUTSIDE

The property has pavement frontage with remote double timber gates. There is a generous stone flagged parking area with access to the garden and outbuildings. The garden is mainly laid to lawn with brick seating area/ pergola, two large patios, secure walled and fenced boundaries, very private and secluded.

There is a range of outbuildings which would be a perfect DEVELOPMENT OPPORTUNITY for someone

looking to invest or make further accommodation for family or holiday accomodation. (Subject to consents). Building one - with power and light connected and windows to road/ rear elevation. Building two - which is currently used as a log store, double timber doors, power and light connected. Building three - Toy shed with space for white goods, power and light connected, double timber doors into and underdrawn ceiling. Building four - Tack room/ hay store with power and light connected, leading onto further barn with two large inset stables/ loose boxes and further store/ barn area. The barn is brick built with a pan tiled roof, perfect renovation opportunity.

There is outside lighting and outside tap.

PARKING

There is plenty of on site parking for many vehicles.

TENURE

We understand that the property is Freehold.

SERVICES

Water, drainage and electricity are connected. The central heating is provided by LPG and the LPG storage is in the garden curtilage. There is also an oil tank in one of the outbuildings, should the potential purchaser wish to reconnect.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is F. (This may be improved upon now as the current vendors have changed the heating and have a modern gas boiler).

COUNCIL TAX BAND

The council tax band is D.

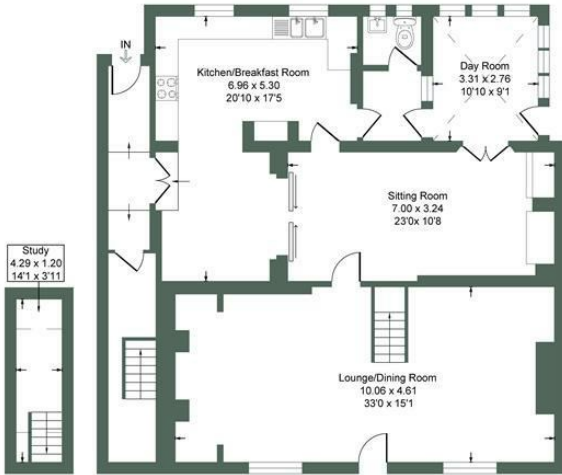
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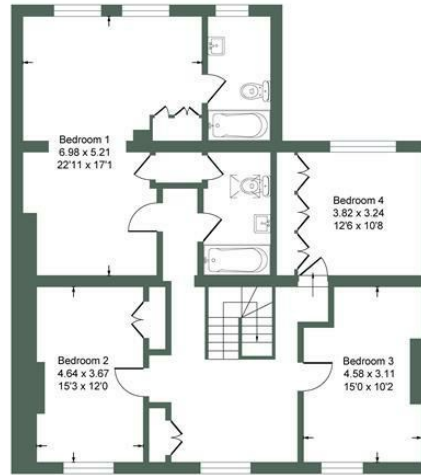




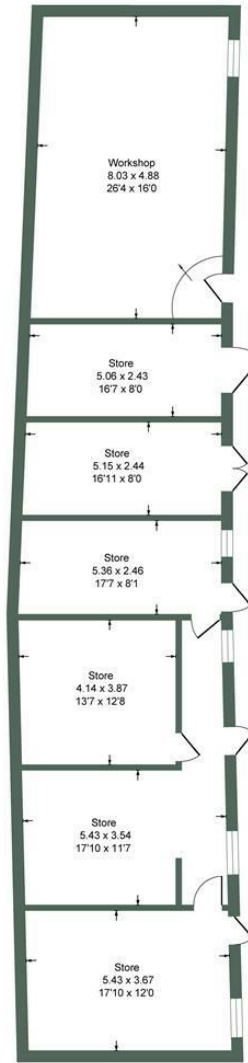
Approximate Gross Internal Floor Area = 248.0 sq m / 2670 sq ft
Outbuilding Area = 141.2 sq m / 1520 sq ft
Total Area = 389.2 sq m / 4190 sq ft



Ground Floor



First Floor



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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